091.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	562,300	/	562,300
USE VALUE:	562,300	/	562,300
ASSESSED:	562,300	/	562,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORELLO GUY S & KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	11 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,198 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1663 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6198.000	137,700	400	424,200	562,300
Total Card	0.142	137,700	400	424,200	562,300
Total Parcel	0.142	137,700	400	424,200	562,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.23 | /Parcel: 338.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58537
GIS Ref	
GIS Ref	
Insp Date	03/12/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	137,700	400	6,198.	424,200	562,300	562,300	Year End Roll	12/18/2019
2019	101	FV	158,000	400	6,198.	430,200	588,600	588,600	Year End Roll	1/3/2019
2018	101	FV	158,000	400	6,198.	321,100	479,500	479,500	Year End Roll	12/20/2017
2017	101	FV	158,000	400	6,198.	290,900	449,300	449,300	Year End Roll	1/3/2017
2016	101	FV	158,000	400	6,198.	278,700	437,100	437,100	Year End	1/4/2016
2015	101	FV	157,300	400	6,198.	236,300	394,000	394,000	Year End Roll	12/11/2014
2014	101	FV	157,300	400	6,198.	224,200	381,900	381,900	Year End Roll	12/16/2013
2013	101	FV	157,300	400	6,198.	213,300	371,000	371,000		12/13/2012

!7389!

PRINT

Date	Time
12/10/20	22:01:54

LAST REV

Date	Time
09/24/19	10:43:14
mmcmakin	
7389	

USER DEFINED

Prior Id # 1:	58537
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14433-105		10/1/1981		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2010	677	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2019	Meas/Inspect	DGM	D Mann
11/20/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	163	PATRIOT
3/10/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6198		Sq. Ft.	Site		0	70.	0.98	5									424,159						424,200	

Total AC/HA:	0.14229	Total SF/SM:	6198	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	424,159	Spl Credit		Total:	424,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.89990997
Adj $ / SQ:	115.413
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	230571
Depreciation:	92920
Depreciated Total:	137651

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2008
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	3	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	115.41
Special Features:	0	Val/Su Net:	72.47
Final Total:	137700	Val/Su SzAd	144.95

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	51.500	48,928
FFL	First Floor	950	115.410	109,643

Net Sketched Area:	1,900		Total:	158,571	
Size Ad	950	Gross Are	1900	FinArea	1663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	10X14	A	AV	1955	4.93	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400